



HOUSING POLICY  
DEVELOPMENT, HCD  
OCT 29 2008

October 27, 2008

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Dear Sir or Madam:

Enclosed please find the Annual Element Progress Report (2006-2007) for the City of King.

Please contact me at 831-385-3281, if you have any questions or comments.

Sincerely,

Lisa Wise  
City Planner

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of King  
Reporting Period 2006 - 2007

Table A

### Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Creekbridge Apartments 301 Sobranes St.	Multi-family	R		8			8		8 (Inclusionary Housing)		
Creekbridge Apartments 300 San Antonio Dr.	Multi-family	R		8			8		8 (Inclusionary Housing)		
(9) Total of Above Moderate from Table A2							29				
(10) Total by income units (Field 5) Table A							16				
							45				

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Table A2

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	26	2	1	0	0	29

(CCR Title 25 §6202 )

City of King

2006 - 2007

## Table B

## Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**[illegible]

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City of King

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Table C

### Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1) Provision of Future Sites	Cooperate with project proponents to develop a variety of housing types and prices	Ongoing	King City made progress towards implementing this program over the planning period. In 2004, the Creeksbridge Homes/ Arboleda Development was approved which will provide 60 affordable units at buildout. The Mills Ranch Development was also approved in 2004 and will provide 40 affordable units at buildout.  A pending project, the Downtown Addition Project will provide 137 units of low to very-low income units and low to moderate units.
2) Infill Development	Identification of underutilized parcels within the City limits with potential for infill residential development.	End of 2003	The City of King has very few underutilized parcels based on the existing General Plan and Zoning Ordinance. However, the City intends to update the General Plan in 2009. This will give the City the opportunity to reevaluate infill sites for residential development.  In 2005, two 3-unit apartment buildings and one 6-unit apartment building were approved as infill developments. The City works with property owners and applicants as infill projects are proposed.

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3) Redevelopment Assistance	Continue utilization of redevelopment funds for provision of affordable housing	Ongoing	The City has some redevelopment set aside funds available. The City's Housing Element is currently being updated. The update will identify specific programs to efficiently utilized redevelopment funds.
4) Density Bonus Program	Adopt an affordable housing ordinance to assist in the creation of affordable housing	End of 2003	The City needs to update the Density Bonus Ordinance to be in compliance with State law.
5) Limitations on Multi-family Housing	Remove restrictions on multi-family housing currently in place in the General Plan	End of 2003	The General Plan has several policies in place which restrict the types of housing in annexed areas. With the annexation of the Myers-Mills Ranch, the developer was required to prepare a Specific Plan. General Plan Land Use Element Policy 6.1.2 states that "the Specific Plan for an Urban Reserve/Agriculture area shall not designate R-4" High-Density nor "R-3" Medium-High Density residential land for areas larger than 2.5 acres, nor any R-2" Medium-Density residential land for areas larger than 4 acres. This policy constrains the production of multi-family housing. The City is updating the General Plan in 2009 and will evaluate and revise this program, as necessary.
6) Code Enforcement	Continue to improve level of code enforcement	Ongoing	The level of effort towards code enforcement is being continually worked on. Since the last housing element update a bilingual code enforcement officer was hired by the City. Code enforcement goals targeting older neighborhoods and deferred maintenance have been put in place.  King City purchased a new records management system in 2006.  An administrative citation and hearing process was adopted (Ordinance 645).

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7) Residential Rehabilitation Assistance	Implement the residential rehabilitation assistance program	Ongoing	The City entered into agreement with King City Community Partners, L.L.C. for \$605,000 of in-lieu fees for preservation, rehabilitation, and repair of 44 units of low-income special needs housing in King City at the Leo A. Meyer Senior Plaza. No additional rehabilitation projects were approved or completed during the planning period.
8) Redevelopment Project Area	Implement Redevelopment Implementation Plan to increase affordable housing supply	Ongoing	The City adopted a Redevelopment Project Area consisting of two non-continuous areas, and totaling 677 acres. The larger portion of the project area (642 acres) lies in northeast King City and includes portions of the central business district, neighborhoods, and industrial areas. The smaller, detached portion of the Project Area encompasses the U.S. Highway 101/First Street Interchange. Goals, policies, and strategies have been designed to eliminate blight, improve pedestrian and vehicle circulation, improve commercial viability and expand the community's supply of low and moderate income housing. The City has some redevelopment set aside funds available. The City's Housing Element is currently being updated. The update will identify specific programs to efficiently utilized redevelopment funds.
9) Section 8 Rental Assistance	Continue to support the Section 8 rental assistance program and encourage property owners to rent units through the program	Ongoing	At the time of the last Housing Element update (2003) there were 94 people in the program. The City continues to advertise the program through PG&E bills. In 2004, 30 units of Section 8 farmworker housing were permitted.

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10) Homeownership Program	Continue to use set-aside and other funds to assist with home ownership on a project-by-project basis	Ongoing	Over the years, the City of King has provided a significant amount of financial assistance for low and moderate first-time homebuyers. The City used set-aside funds to provide grants to 96 households as part of the Royal Coach Project and 45 households as part of the Riverview Gardens project. King City recognizes that as prices for new homes have escalated in the community in recent years, low and moderate income households need assistance in purchasing their first home. As such, the City will continue to provide financial assistance to specific projects to encourage homeownership.
11) Involvement of Public Agencies and Non-Profits	Continue to cooperate and support public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.	Ongoing	Approval of 30 farmworker housing units occurred in 2004 in partnership with the Monterey County Housing Authority. Also the City was involved with the South County Housing Collaborative, which includes Greenfield, Soledad, Gonzales, King City, and Monterey County. The City will continue to work with local agencies and nonprofits, such as Chispa, to identify funding sources and to provide affordable housing.
12) Farmworker Housing	Assist the Monterey County Housing Authority to the extent possible, to develop 20 units of SRO housing for farmworkers on Jayne Street adjacent to the King City Migrant Camp. Continue to facilitate other farmworker housing projects.	End of 2004/Ongoing	30 new units were permitted in 2004.
13) Inclusionary Housing	Study and consider the development and adoption of an inclusionary ordinance and financial and regulatory incentives to facilitate the provision of affordable units.	End of 2003	In 2003, the City adopted an inclusionary housing ordinance. Any development of more than 7 units must provide affordable housing through the inclusionary program. Developer incentives are available as appropriate.

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14) Second Unit Ordinance	Revise second unit ordinance in compliance with AB1866	2003	<p>The second unit ordinance has been revised in accordance with State law pursuant to AB1866. This revision to the ordinance allows second units ministerially in the R-1, R-2, R-3, R-4, and P-D Zoning Districts.</p> <p>In 2004 one carriage unit was permitted as part of the Arboleda/ Creekbridge Development.</p> <p>In 2005 three carriage house units were permitted as part of the Arboleda/ Creekbridge Development.</p>
15) Siting of Emergency and Transitional Shelters	Amend Zoning Ordinance to permit the siting of emergency shelters and transitional facilities	End of 2003	<p>Zoning Ordinance needs to be amended to comply with State law (SB 2). A new program will be added to the Housing Element update.</p>
16) Housing for Disabled Persons	The City will amend its Zoning Code to permit residential care facilities in appropriate zones as required by State law. Clarify Section 17.48.120 of the Zoning Code to facilitate housing access for disabled persons.	End of 2003	<p>The City needs to amend the Zoning Ordinance to allow group homes for 6 or fewer adults by right in all residential zones. The City will also conduct a SB520 analysis as part of the Housing Element update, and, if constraints to reasonable accommodation are found, initiate actions to remove constraints.</p>